139.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	977,200 /	977,200
USE VALUE:	977,200 /	977,200
ASSESSED:	977,200 /	977,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUTIERREZ GERARD
Owner 2:	MATTHEWS DEBORAH L
Owner 3:	
Street 1:	16 WOODLAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Wood Shingle Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6246.000	424,200	6,400	546,600	977,200
Total Card	0.143	424,200	6,400	546,600	977,200
Total Parcel	0.143	424,200	6,400	546,600	977,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.64 | /Parcel: 498.64

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	89077
GIS Ref	
GIS Ref	
Insp Date	11/17/08

!10729!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	424,200	6400	6,246.	546,600	977,200		Year end	12/23/2021
2021	101	FV	411,500	6400	6,246.	546,600	964,500		Year End Roll	12/10/2020
2020	101	FV	411,400	6400	6,246.	546,600	964,400	964,400	Year End Roll	12/18/2019
2019	101	FV	315,400	6400	6,246.	577,000	898,800	898,800	Year End Roll	1/3/2019
2018	101	FV	315,400	6400	6,246.	425,200	747,000	747,000	Year End Roll	12/20/2017
2017	101	FV	315,400	6400	6,246.	406,900	728,700	728,700	Year End Roll	1/3/2017
2016	101	FV	315,400	6400	6,246.	376,600	698,400	698,400	Year End	1/4/2016
2015	101	FV	307,900	6400	6,246.	315,800	630,100	630,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:15:56

LAST REV

Date	Time
05/05/09	12:45:31

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10729

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCK ALTON	27827-73		10/31/1997		309,000	No	No		Y

USER DEFINED

Prior Id # 1:	89077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2001	698	Wood Dec	4,000	C				NEW 8X10 DECK
6/11/1998	391	Redo Kit	20,000					REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2008	Meas/Inspect	163	PATRIOT
10/11/1999	Meas/Inspect	264	PATRIOT
7/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6246		Sq. Ft.	Site		0	90.	0.97	10									546,642						546,600	

Total AC/HA:	0.14339	Total SF/SM:	6246	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	546,642	Spl Credit		Total:	546,600

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25171924
Const Adj.:	1.00989902
Adj $ / SQ:	164.334
Other Features:	86000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521159
Depreciation:	96936
Depreciated Total:	424224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

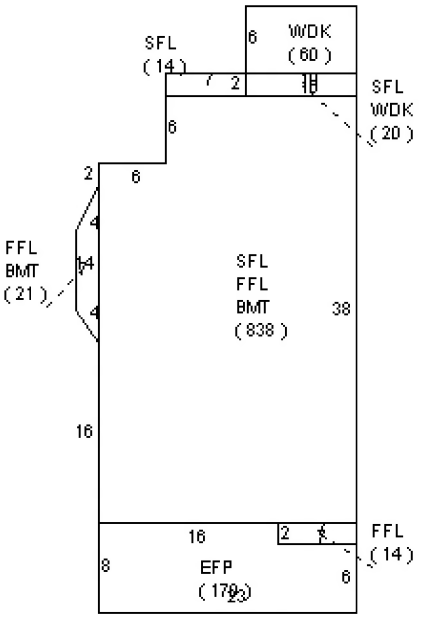
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	198.84
Special Features:	0	Val/Su Net:	148.63
Final Total:	424200	Val/Su SzAd	243.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	873	164.330	143,464
SFL	Second Floor	872	164.330	143,300
BMT	Basement	859	57.310	49,231
EFP	Enclos Porch	170	43.670	7,424
WDK	Deck	80	16.160	1,293

Net Sketched Area:	2,854			Total:	344,712
Size Ad	1745	Gross Area	2854	FinArea	1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	AV	1912	26.56	T	40	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:	
				Total:	6,400

IMAGE

AssessPro Patriot Properties, Inc